

*A modern, three-bedroom detached bungalow with enclosed garden to rear, located in a small cul-de-sac of similar properties, in the popular village of Stonham Aspal.*

Guide Price  
£450,000 Freehold  
Ref: P7200/B

Crest Cottage  
The Street  
Stonham Aspal  
Stowmarket  
Suffolk IP14 6AH



Entrance hall, open plan kitchen/dining/living area, principal bedroom with en-suite shower room, two further bedrooms and a family bathroom.

Generous detached garage and off-road parking for three vehicles. Gardens to front and rear.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

*And The London Office*  
40 St James' Place  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## Location

The village of Stonham Aspal benefits from a primary school, village hall and tennis club. It is also home to the well renowned Stonham Barns, which offers a range of shops, cafes and businesses, a post office, golf driving range, owl sanctuary, hairdressers and beauticians. Stonham Aspal is ideally located for commuters, being fewer than 2 miles from the A140 and, from there, just under 5 miles from the A14. It is 34 miles from Norwich and 12 miles from the centre of the county town of Ipswich where there are all day-to-day shopping facilities, along with national stores, supermarkets and rail services. Further direct rail services to London's Liverpool Street Station can be found at the nearby market town of Stowmarket, which is just over 6 miles from the property, and boasts an array of supermarkets including Asda, Tesco, Lidl and Aldi. The thriving village of Debenham is approximately 5 miles from the property and has a small supermarket, butchers, post office, café, public house, leisure centre and well regarded high school. Within 24 miles of the property is the Heritage Coast with destinations such as Aldeburgh and Southwold.

## Description

Crest Cottage is an immaculately presented, three-bedroom detached bungalow with brick and clad elevations under a pitched tiled roof. The property was constructed by Xanadu Construction Ltd in 2018 and is being sold with the remainder of building warranty, which expires on 10th August 2024. The property has well laid out accommodation comprising entrance hall, open plan kitchen/dining/living area with high end appliances and soft close fittings, principal bedroom with en-suite shower room, two further bedrooms and a family bathroom. The property benefits from a modern energy-efficient air source heat pump, underfloor heating and ceramic tiled flooring throughout. Outside, Crest Cottage has off-road parking for three vehicles, along with a generous detached garage with an electric roller door. There is an enclosed garden to the rear comprising a paved terrace and an area mainly laid to lawn, with a raised seating area. Access can also be gained to the garage by a personnel door to the rear.

## The Accommodation

The front door opens to the

### *Entrance Hall*

Window to side, recessed LED lighting and smoke detector. Built-in utility cupboard housing the pressurised water system, and with shelving, access to loft, and space and plumbing for washing machine. Doors open to the bedrooms, family bathroom and

### *Kitchen/Dining/Living Area* 23'2 x 21'1 (7.06m x 6.43m)

Windows to side and bi-fold doors to rear, which overlook the terrace and garden. The kitchen area has a matching range of high-end wall and base units with soft close doors and drawers. Granite worktop incorporating a stainless steel sink with drainer to side and mixer tap over. Four-ring induction hob with stainless steel Hotpoint extractor hood over and granite splashback. High-level combination oven and electric oven. Integrated fridge freezer, dishwasher and waste recycling system. Central island with breakfast bar and a range of pan drawers.





*Principal Bedroom* 11'1 x 10'9 (3.38m x 3.28m) plus recess

A dual-aspect room with windows to the side and rear. Large built-in double wardrobe with hanging rail and shelving. A door opens to the

*En-Suite Bathroom*

Window to side with obscured glazing. Fully tiled and comprising built-in double shower tray with mains-fed shower over, vanity basin with drawer under and mixer tap over, backlit mirror-fronted cupboard, close-coupled WC, shaver point, heated chrome towel radiator, recessed lighting and extractor fan.



*Bedroom Two* 10'10 x 10'5 (3.30m x 3.17m)

A double bedroom with window to side.



*Bedroom Three* 16'4 x 8'4 (4.98m x 2.54m) plus recess  
Windows to front and side.



*Family Bathroom*

Window to front with obscured glazing. Fully tiled and comprising panelled bath with mixer tap over and shower attachment, vanity basin with mixer tap over and drawers below, close-coupled WC, mirror-fronted cupboard, shaver point, heated chrome towel radiator and extractor fan.



## Outside

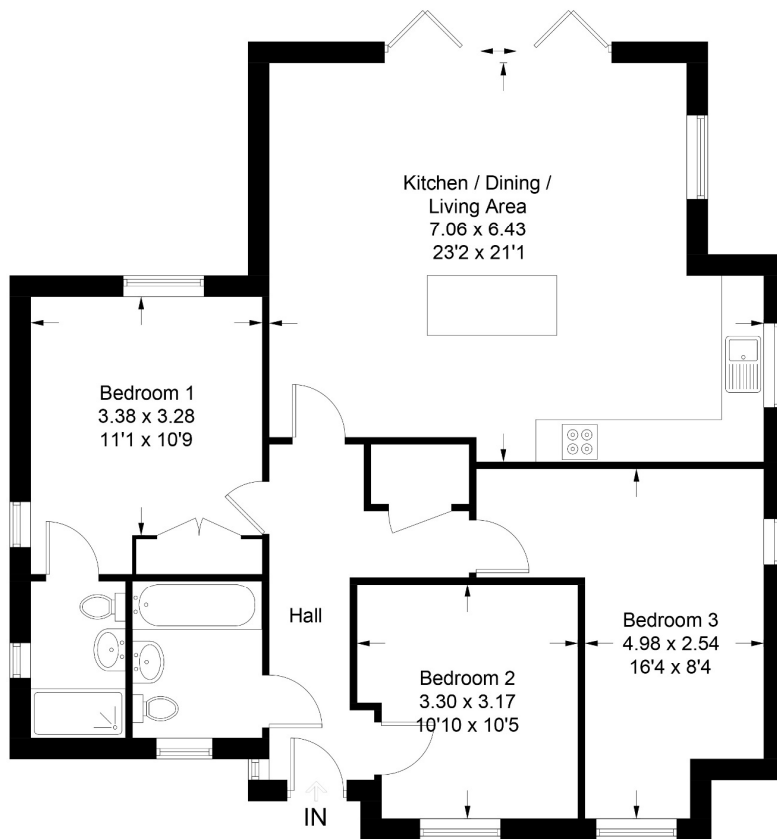
The property is approached from the highway via a gravelled accessway that is owned by a neighbouring property. Crest Cottage has a vehicular and pedestrian right of way across this area to access the bungalow's own private driveway. It should be noted that, along with the neighbours, the owner of Crest Cottage is responsible for paying a fair and reasonable proportion of the costs and expenses involved in keeping the accessway in a reasonable state of repair.

To the front of Crest Cottage is an open plan garden, which is mainly laid to lawn with a pathway leading to the front door. To the side of the driveway is an established flowerbed with established shrubs and flowers, along with an outside tap. The generously-sized **detached garage** (23'3 x 10'8) has an electric roller door to the front and a personnel door to the rear garden. There is a boarded roof line that can be used for storage. Power and lighting are also connected, and there is outside lighting. The rear garden is mainly laid to lawn and enclosed by close boarded fencing, with a paved terrace immediately behind the property, with outside lighting and electricity points. There is a further raised seating area with concealed lighting and slate chippings. Behind the garage is a purpose built dog run and kennel.



## Crest Cottage, Stonham Aspal

Approximate Gross Internal Area = 93 sq m / 1001 sq ft



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Produced for Clarke and Simpson

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage and electricity. Central heating via Samsung Digital Inverter Air Source Heat Pump. Fibre broadband with speeds of up to 900Mbps.

*EPC Rating* B (full report available from the agent).

*Council Tax* Band D; £1,952.51 payable per annum 2023/2024.

*Local Authority* Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067.

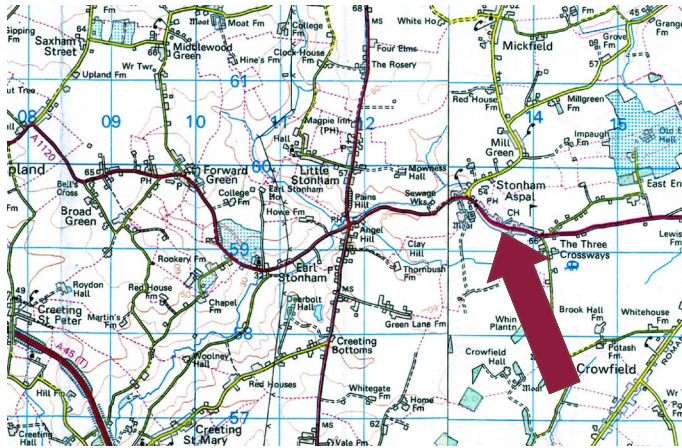
### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. There is a restrictive covenant upon the property that states that the property should not be used for any purpose 'other than as a single private dwelling and not to carry on any trade or business at the property'.

*September 2023*



## Directions

Heading north on the A140, turn right where signposted 'A1120 tourist route'. Head into Stonham Aspal and continue past the primary school and church. The property can be found a short distance along on the right hand side. At the end of the driveway is a speed awareness sign.

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